



ఆంధ్ర ప్రదేశ్ రాజ పత్రము  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT  
DEPARTMENT**

**(I1)**

DRAFT VARIATION TO THE MASTER PLAN OF HMDA FOR CHANGE OF LAND USE OF THE LAND FROM RECREATIONAL USE ZONE TO RESIDENTIAL USE ZONE IN KHAJAGUDA VILLAGE, SERILINGAMPALLY MANDAL R.R. DISTRICT.

*[Memo. No. 26382/I1 /2008, Municipal Administration & Urban Development  
30th June, 2009.]*

The following draft variation to the land use envisaged in the notified Master Plan of Cyberabad Development Authority Area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad - 500 022.

**DRAFT VARIATION**

Site in Sy. No. 163(P) of Khajaguda Village, Serilingampally Mandal R.R. District to an extent of 1052 Sq. Mtrs, which is presently earmarked for Recreational Use Zone in the notified Master Plan of Cyberabad Development Authority area is now proposed to be designated as Residential Use Zone.

The proposed 36 mtrs. wide Master Plan road from Khajaguda - Nanakramguda road passing through Sy. No. 163 is realigned along existing 14 feet road (towards western side of 14 feet katcha road) passing through the same Sy. No. and the portion of the land falling in deleted earlier road aligned is proposed to be earmarked as residential use, subject to the following conditions :

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. the applicant shall obtain necessary clearance from Heritage conservation committee before undertaking any developmental activity in the site u/r.
13. that the owner/ applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
14. the applicant should submit the FTL sketch from the Irrigation Department and NOC from Collector, R.R. District before approach building permission from the GHMC.
15. the applicant shall be maintain 30 mtrs. buffer belt from the tank.
16. the applicant should provide minimum 40' wide B.T. approach road to the site under reference before applying Development Permission to GHMC.

#### **SCHEDULE OF BOUNDARIES**

<b>NORTH :</b>	Vacant Land
<b>SOUTH :</b>	Vacant Land
<b>EAST</b>	Existing Houses
<b>WEST :</b>	Vacant Land

**Dr. C.V. S. K. SARMA,**  
*Principal Secretary to Government.*